

EXHIBIT 7



Transcript of George C. Caruso, CPM, RAM, SHCM, HCCP

Date: December 20, 2016

Case: de Reyes, et al. -v- Waples Mobile Home Park Limited
Partnership, et al.

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1 have a policy excluding undocumented immigrants from
2 tenancy?

3 MR. deBETTENCOURT: Objection, form.

4 A I think there you have to be careful to
5 specify when. The legislation that relates to that
6 didn't come into play until the early 1990s. It
7 wasn't an issue until the early 1990s. So in the
8 early stages of my career it wasn't an issue because
9 nobody seemed to care. When Congress passed a
10 series of bills and legislation related to it in the
11 early and middle '90s, and then revisited those bills
12 again in the late '90s, it moved from being not on
13 your agenda to being on your agenda.

14 MS. ODOM:

15 Q So let's take the question from after
16 Congress passed that legislation in the early '90s
17 forward. For the properties that you've assisted in
18 managing since the 1990s to the present, has each of
19 those properties had a policy like the one at issue
20 in this case?

21 A Very similar to it, yes.

22 Q Every single property?

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1 A Yup, because for Fair Housing reasons you
2 want to operate consistently. Otherwise, the FH&EO
3 Division of HUD will be on you. And if you manage
4 what I call a split company, which means you're
5 doing both conventional and assisted or affordable
6 management, you need to adopt one set of policies
7 and maintain them consistently.

8 Q Is the ratio of assisted to non-assisted
9 entities -- you said a moment ago it was about 60
10 percent received federal funding and about 40
11 percent didn't. Does that ratio hold true from the
12 1990s to the present or is it different?

13 A Without sitting down with the specific
14 property lists, I wouldn't be able to tell you.

15 Q Are you able to tell me whether entities
16 that don't receive federal or state housing subsidy
17 or funding also have a policy like the one in this
18 case?

19 MR. deBETTENCOURT: Objection, form.

20 A Some of my colleagues in this business that
21 are not doing deep assistance work have adopted very
22 similar policies, yes.